

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, MAY 22, 2023**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:00 PM by Mayor Pro Tem Semifero and was held at 3515 Broad St., Dexter, MI 48130.

B. ROLL CALL:

Sanam Aldag – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Dan Schlaff – Present
Joe Semifero – Present
Mayor Shawn Keough – Absent

Student Representatives:
Bonnie Keating – Present
Adam DeGregorio – Present

Also attending: Josh Tanghe, Assistant City Manager; Michelle Aniol, Community Development Manager; Tim Stewart, Public Services Superintendent; Marie Sherry, Treasurer/Finance Director/Assessor; Grace Whitney, Associate City Planner; Georgia Frost, Recording Secretary; residents and media.

C. APPROVAL OF THE MINUTES

1. City Council Work Session – May 2, 2023
2. City Council Meeting – May 8, 2023

Motion Schlaff; support Griffin to approve the May 2, 2023 work session meeting minutes and the May 8, 2023 regular meeting minutes with the following changes:

- Amend page 7 of the May 8, 2023 meeting minutes to remove Council Member Griffin's name from the second to last bullet point under the first item of consideration.

Ayes: Aldag, Michels, Schlaff, Hubbard, Griffin, Semifero
Nays: None
Absent: Keough
Motion Carries

D. PRE-ARRANGED PARTICIPATION: None

E. NON-ARRANGED PARTICIPATION:

- Scott Westfall, resident at 3274 Eastridge Drive – Expressed concern for the proposed development for the 8180 Main Street property due to its height, fire safety concerns, and lack of harmoniousness with the nearby landscape.
- Peter Bahr, resident at 3277 Eastridge Drive – Urged City Council to review alternative site plans for the 8180 Main Street property, such as additional services for current residents.
- Dawn Shay, resident at 8228 Bridgeway Drive – Expressed concern for the proposed development for the 8180 Main Street property due to its impact on the natural environment.
- Jordan Downing, resident at 8228 Bridgeway Drive – Expressed concern for the proposed development for the 8180 Main Street property. Stated support for alternative use at this property for business and restaurants.
- Brian Cowan, resident at 8469 Parkridge Drive – Expressed concern for the proposed development for the 8180 Main Street property due to parking concerns.
- Jake Carwell, resident at 8200 Bridgeway Drive – Expressed concern for the proposed development at the 8180 Main Street property due to what other opportunities exist for alternative use that property. Stated that this proposed development does not accommodate the City's strategic plan.
- Meg Lorembourgh, resident at 3226 Eastridge Drive – Expressed concern for the proposed development at the 8180 Main Street property due to its impact on park usage. Expressed support for affordable housing.
- Michelle Schnurstein, resident at 3249 Eastridge Drive – Expressed concern for the proposed development at the 8180 Main Street property due to its impact on the area's charm, the implications for the City's water system, and the motivations of the applicant developers. Referenced what residential ordinances are implicated by this proposal. Stated concern for construction time that this development may require.
- Olivia Mulwick, Dexter Township resident at 13543 Edgewood Drive – Expressed concern for the proposed development at the 8180 Main Street property due to its impact on the downtown area.
- Todd Peterson, Dexter Township resident at 13740 Island Lake Road – Expressed concern for the proposed development at the 8180 Main Street property due to its impact on Dexter's small-town feel.
- Ron Miller, resident at 7654 Forest Street – Expressed concern for the proposed development at the 8180 Main Street property. Stated support for an alternative City development review process that engages additional community members. Stated support for recreational land use.
- Polly Baker, Lima Township resident at 9875 Jackson Road – Expressed concern for the proposed development at the 8180 Main Street property.
- Michelle Stamboulellis, Dexter Township resident at 5985 Madden Road – Expressed concern for the proposed development at the 8180 Main Street property due to its implications on the roads, traffic, and noise.
- Sally Hope, resident of Dexter Township on Dexter Pinckney Road – Expressed concern for the proposed development at the 8180 Main Street property.

- Nate Pound, resident at 150 Jeffords Street – Participated as the owner of the property at 8180 Main Street. Explained the significant cost of development for projects. Stated that concerns arise due to the unique shape of the land parcel.
- Jim Heussler, Dexter Township resident at 14821 McKinley Heights Drive – Expressed concern that Dexter might become similar to Ann Arbor with new proposed developments.

F. DECLARATION OF CONFLICTS OF INTEREST: None

G. APPROVAL OF AGENDA

Motion Aldag; support Schlaff to approve the agenda with the following changes:

- Amend consent agenda item K-7 (Consideration of: MLCC Liquor License Request from Encore Theatre) to state approval of the license, rather than simply its consideration.
- Move item K-4 (Consideration of: Barn Improvements from Structure Tec Restoration LLC in an Amount not to exceed \$51,150.00) to new business item M-2.
- Move item K-5 (Consideration of: Setting a Public Hearing for 8050 Main Street Ordinance for June 26, 2023) to new business item M-3.
- Move item K-7 (Consideration of: MLCC Liquor License Request from Encore Theatre) to new business item M-4.
- Move item K-8 (Consideration of: Change Order for Phase II Environmental Services) to new business item M-5.
- Move item K-3 (Consideration of: City Hall Monument Sign from Johnson Sign Company for an Amount not to Exceed \$15,000) to new business item M-6.

Ayes: Griffin, Michels, Aldag, Schlaff, Semifero

Nays: Hubbard

Absent: Keough

Motion Carries

H. PUBLIC HEARINGS: None

I. COMMUNICATIONS:

1. Upcoming Meeting List

J. REPORTS:

1. Public Services Superintendent – Tim Stewart

Stewart submitted his written report as per packet.

- Griffin asked that mid-street signs be placed on Main Street near Alpine Street. Griffin also provided comments and suggestions on the severity of residential curb cuts.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet.

- Griffin inquired about self-storage land use.
- The City received an official annexation request for the Sloan Kingsley property. Aniol stated that the City is seeking to add a page on the website that specifically includes submitted planning applications.

3. Board, Commission, & Other Reports - “Bi-annual or as needed” –

- Michels provided an update on the Dexter Area Fire Department Board.
- Michels provided an update on the Michigan Municipal League’s Economic Development and Legislative Committee.

4. Subcommittee Reports – None

5. City Manager Report – presented by Josh Tanghe, Assistant City Manager

Mr. Breyer submitted his written report as per packet, but was not present at the meeting.

- Tanghe provided an update on the Washtenaw Regional Resource Management Authority (WRRMA).
- The Public Safety Facilities User Group met for the first time last week, and will meet again this week. Griffin inquired if the group is still considering both rebuilding the facility or renovating it.
- Sherry provided an update on the union agreement, and stated that the employee group had approved a tentative agreement.
- Parks and Recreation Commission has been reviewing their donation policy.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet, but was not present at the meeting.

7. Council Member Reports – None

K. CONSENT AGENDA:

Motion Hubbard; support Aldag to approve items 1 and 2 of the Consent Agenda.

1. Consideration of: Bills & Payroll in the amount of: \$299,240.40
2. Consideration of: Purchase of Conference Room Tables from West Michigan Office Interiors in an Amount not to Exceed \$6,500

Ayes: Aldag, Schlaff, Griffin, Hubbard, Semifero

Nays: Michels

Absent: Keough

Motion Carries

L. UNFINISHED BUSINESS: None.

M. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Public Safety Facilities Construction Manager RFP/RFQ Document

Motion Schlaff; support Hubbard to direct staff to release the Construction Manager RFP/RFQ in accordance with the timeline provided by Partners in Architecture.

Motion Hubbard; support Michels to amend the “Description” to read “The City successfully passed a bond proposal in November 2022 and has a maximum total budget for the project of \$9.3 million”, while explicitly stating that the City of Dexter is providing a \$1 million contingency.

Ayes: Michels, Griffin, Aldag, Schlaff, Hubbard, Semifero

Nays: None

Absent: Keough

Motion Carries

Motion Hubbard; support Griffin to amend Section 3, “Requirements,” to necessitate that respondents have experience with 1 fire station construction project in the past 5 years.

Ayes: Aldag, Griffin, Michels, Schlaff, Hubbard, Semifero

Nays: None

Absent: Keough

Motion Carries

Motion Aldag, support Hubbard to amend the RFP/RFQ under Section 2, “Project Background and Overview” to read “It is the City’s intent that a Guaranteed Maximum Price (GMP) for construction be established following hard trade bidding and be made part of the contract for Phase Two as an amendment.”

Ayes: Aldag, Hubbard, Michels, Griffin, Schlaff, Semifero

Nays: None

Absent: Keough

Motion Carries

Vote on Original Motion

Ayes: Aldag, Hubbard, Schlaff, Semifero

Nays: Michels, Griffin

Absent: Keough

Motion Carries

2. Consideration of: Barn Improvements from Structure Tee Restoration LLC in an Amount not to Exceed \$51,150.00

Motion Hubbard; support Aldag to approve barn improvements from Structure Tee Restoration LLC in an amount not to exceed \$51,500.00.

Ayes: Hubbard, Aldag, Schlaff, Semifero

Nays: Michels, Griffin

Absent: Keough

Motion Carries

3. Consideration of: Setting a Public Hearing from 8050 Main Street Ordinance for June 26, 2023

Motion Aldag; support Hubbard to set a public hearing for 8050 Main Street Ordinance for June 26, 2023.

Motion Griffin to raise rent for this property to \$912. This motion did not receive a second, and failed.

Council Members voted on the original motion to set a public hearing for 8050 Main Street Ordinance for June 26, 2023.

Ayes: Hubbard, Aldag, Schlaff, Griffin, Michels, Semifero

Nays: None

Absent: Keough

Motion Carries

4. Consideration of: MLCC Liquor License Request from Encore Theatre

Motion Hubbard; support Aldag to amend the consideration item's title to read "Approval of MLCC Liquor License Request from Encore Theatre."

Ayes: Schlaff, Griffin, Hubbard, Aldag, Michels, Semifero

Nays: None

Absent: Keough

Motion Carries

5. Consideration of: Change Order for Phase II Environmental Services

Motion Hubbard; support Schlaff to approve the change order for Phase II Environmental Services.

Ayes: Hubbard, Aldag, Schlaff, Semifero

Nays: Griffin, Michels

Absent: Keough

Motion Carries

6. Consideration of: City Hall Monument Sign from Johnson Sign Company for an Amount not to Exceed \$15,000

Motion Hubbard; support Schlaff to approve a City Hall monument sign from Johnson Sign Company for an amount not to exceed \$15,000.

Motion Michels; support Griffin to postpone this vote until materials are determined.

Ayes: Griffin, Hubbard, Aldag, Michels, Schlaff, Semifero

Nays: None

Absent: Keough

Motion Carries

N. NON-ARRANGED PARTICIPATION: None.

O. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

- Michels: Explained why he voted no on the consent agenda.
- Griffin: Explained that renewing failed motions is permitted under Robert's Rules.
- Aldag: Expressed gratitude for the residents who attended the meeting to express opinions on the 8180 Main Street. Aldag additionally commented on the charter amendment and its role in public safety facilities discussions. Aldag also expressed support for City staff and their work.
- Schlaff: None.
- Hubbard: Expressed gratitude for residents who attended the meeting to express opinions on the 8180 Main Street.
- DeGregorio: None.

P. PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS: None.

Q. ADJOURNMENT

Motion Hubbard; support Schlaff to adjourn the meeting at 9:18 PM.
Unanimous voice vote approval.

Respectfully submitted,

Georgia Frost
Recording Secretary

Approved for Filing: _____